

Town of Frankfort Plan Commission April 23, 2026 Minutes

Commission Chair Don Gisch called the meeting to order at 6:35 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Bryce Black, Deb Fisher, Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom.

No others were present in the Town Hall. Attending remotely were Ann Dumas, Sally Baecker and Carolyn Carr.

Approve Minutes – March 19, 2026

The draft minutes were adjusted to correct two spelling mistakes. The minutes stood as corrected.

Citizens' Concerns

Sally Baecker asked about rezoning a portion of her land in order to remove a dam from a section that is offered for sale.

Deb Fisher received an email from Cynthia Lane asking for support of a citizen's group to work on a CAFO operation ordinance.

Bryce Black spoke to Cynthia Lane about a CAFO ordinance and citizen's group, and he suggested she and the group wait to attend the 4/30/26 public informational meeting before deciding how to proceed.

Setting Public Informational Meeting

The Town Board Chair Brad Anderson has set the Public Informational meeting for April 30th, 6:30 p.m. at the Arkansaw Community Center.

Discuss Data Center Restrictions

Don Gisch had received questions about the possibility of constructing a data center on property located on Columbia Heights. Bryce Black looked at the Pepin County property tax map website, and he estimates that the Ella Substation at the corner of SS and D is a half mile to a mile from the property. Black spoke to Brad Ristow, Pierce Pepin Electric Cooperative Vice President for Electric Operations, asking if a data center at this location was feasible. Ristow said this substation would require a minor expansion, but then it would be able to power a relatively small 5 MW data center, similar to a facility opened recently near Hager City.

The Plan Commission discussed whether the town's Zoning Ordinance covers data centers. This use is not specifically mentioned, but the Zoning Ordinance does not have a heavy industry zone but only small and large home based businesses. Thus, it is not supported by our zoning document as written.

Discuss Possible Concentrated Animal Feeding Operation (CAFO) Operating Ordinance

Chair Gisch stated that changing the Zoning Ordinance might cover the main issues with CAFOs by addressing manure application and nitrates. Chapter 17.106 of the ordinance does contain some permit standards and other standards could be added to a conditional use permit.

The Commission discussed if a supplemental conditional use permit could be added to the Zoning Ordinance or if a stand-alone ordinance would be needed. Bryce Black stated that a CAFO Operations Ordinance similar to the ones recently adopted by Maiden Rock and Stockholm could provide our Town with tools for protection not afforded by zoning. Maureen Manore said that she would like to have more information from both sides of the issue before moving ahead.

Chapter NR 151 of the Wisconsin Administrative Code sets statewide performance standards and prohibitions to control polluted runoff from farms, construction sites, roads, and other sources, protecting lakes, streams, wetlands, and groundwater.

Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications

The Commission looked briefly at the suggested revisions and will take it up again at the next meeting.

Future Meeting Date and Agenda

The next Plan Commission meeting was set for May 28th, 2026, 6:30 p.m.

A tentative meeting agenda will cover: Minutes – 4-23-2026/4-30-2026, Zoning Ordinance Conditional Use Permits Revisions, Information on Baecker Land Division, and CAFO Operations Ordinance.

The Chair adjourned the meeting at 8:00 p.m.

Maureen Manore, Recording Secretary